

CITY OF HAYWARD AGENDA REPORT

Meeting Date $\frac{1/8/04}{3}$ Agenda Item $\frac{3}{2}$

TO:

Planning Commission

FROM:

Carl T. Emura, Associate Planner

SUBJECT:

Variance No. PL-2003-0462 – Marlene Milani (Applicant)/ Julio and Rubi Magana (Owners) – Request for a Variance to Allow a Garage with a 14-Foot Front Setback Where 20 Feet Is Required and 3'-6" and 5'-0" Side Yards Where

6'-8" Is Required.

The Project Is Located at 24025 Second Street in a Single-Family Residential

(RS) District.

RECOMMENDATION:

Staff recommends that the Planning Commission:

- 1. Find that the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines; and
- 2. Deny the application subject to the attached findings.

DISCUSSION:

The property is a sloping 4,998-square-foot irregularly shaped lot. To the south of the property is an apartment complex and to the north is a single-family dwelling. The existing house is 1,254 square feet (including a single-car garage) with two bedrooms and one bath. The applicant would like to add a 1,236 square-foot two-story addition at the rear of the house. The addition would include a kitchen nook, a family room, a master bedroom, a bathroom and a deck.

In order to add an additional bedroom or increase the square footage of the house by more than 50 percent, a two-car garage is required. The City Council enacted this requirement in order to help alleviate the excessive parking on Hayward's neighborhood streets. It is assumed that significantly increasing the size of a dwelling and/or adding bedrooms may also increase the number of drivers and cars. It is further assumed that 4 cars could be accommodated on the property if the garage is setback 20 feet: 2 cars could be parked in the garage and 2 in the driveway. While this requirement provides many homeowners the opportunity to improve their homes without impacting parking in the neighborhoods, it is not expected that every property is eligible to take advantage of it.

The applicant has a single-car garage that is only 14 feet from the front property line. The applicant proposes to meet the requirements for a two-car garage by extending the existing garage to within 3'-6" from the east side property line. However, because a front yard setback of at least 20 feet is required and a side yard setback of at least 6'-8" is required, approval of a variance is necessary to construct the garage. In addition, a portion of the second floor addition encroaches in the side setback and a variance is required. The second floor addition aligns with the lower first floor bedroom wall, which is setback 5'-0" from the west property line, however, a 6'-8" side setback is required for the second floor addition. The 5-foot setback is non-conforming.

Staff does not support this application because all the findings cannot be made. Though, there are special circumstances applicable to the property (sloping and irregular shape), other properties in the area have not been granted a reduction in the front or side yard setbacks, therefore approving the variance would be granting a special privilege inconsistent with the limitations upon other properties in the vicinity. Staff recognizes that it would not be feasible to enlarge the garage internally without significantly reducing the living room and a portion of the kitchen, however the required 20-foot setback between the garage and the front property line is meant to accommodate additional parking without cars extending into the public right-of-way and hindering the pedestrian circulation. Staff has observed that on-street parking is limited in the area, including in front of the subject property, as many of the tenants in the surrounding apartment complexes park on the street. There is also a weekly parking restriction for street cleaning, further limiting the street parking. Any additional cars, over the two cars parked in the garage, may have to be parked on the opposite side on the street, thereby requiring the crossing of Second Street, a busy arterial street, further contributing to an unsafe situation.

If the Planning Commission is supportive of the variance, appropriate findings and conditions of approval must be adopted and consideration be given to the design of the addition and `the privacy of the residents on adjacent properties.

ENVIRONMENTAL REVIEW:

The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) guidelines, pursuant to Section 15305, Class 5 (a), Minor Alterations of Land Use Limitations.

PUBLIC NOTICE:

On September 1, 2003, a notice describing the variance application was mailed to all property owners and tenants within 300 feet of the subject property and the Mission-Foothills Neighborhood Task Force. A response was received from a neighbor expressing concern on the impact the addition would have on their residence.

On December 29, 2003, a Notice of Public Hearing for the Planning Commission meeting was mailed to property owners and tenants within 300 feet of the subject property and to all interested parties.

Prepared by:

Carl T. Emura
Associate Planner

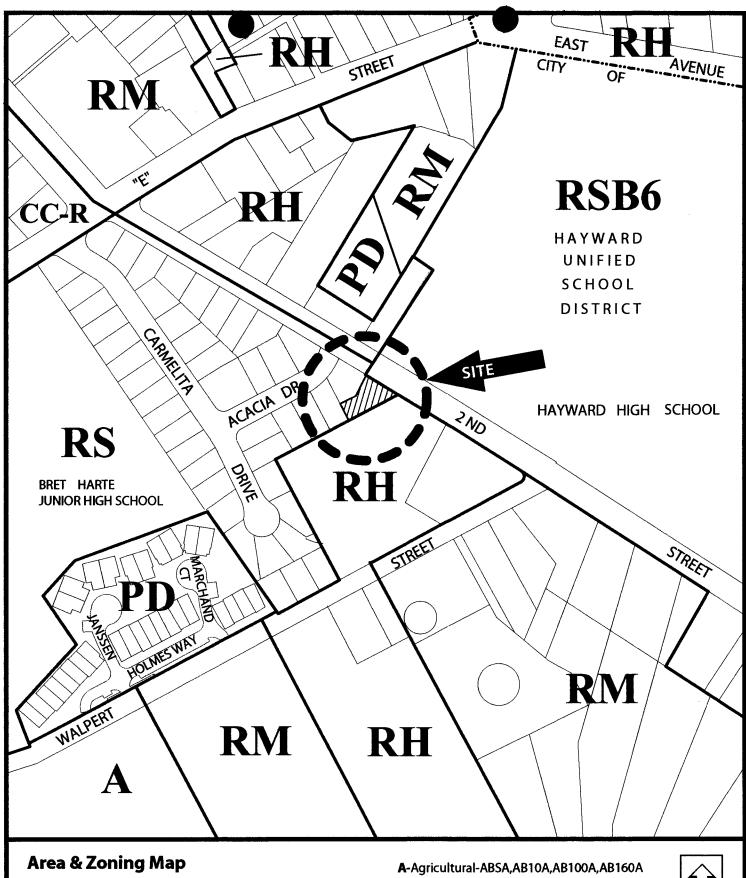
Recommended by:

Dyana Anderly, AICP
Planning Manager

Attachments:

A. Area Map

B. Findings for Denial Plans



PL-2003-0462 VAR

Address: 24025 2nd Street Applicant: Marlene Milani Owner: Julio & Rubi Magana

RM-Medium Density Residential RMB 3.5, RMB 4

CC-R-Centrial City-Residential

PD-Planned Development

RH-High Density Residential RHB 7

RS-Single-Family Residential, RSB4, RSB6



CITY OF HAYWARD PLANNING DIVISION

January 8, 2004

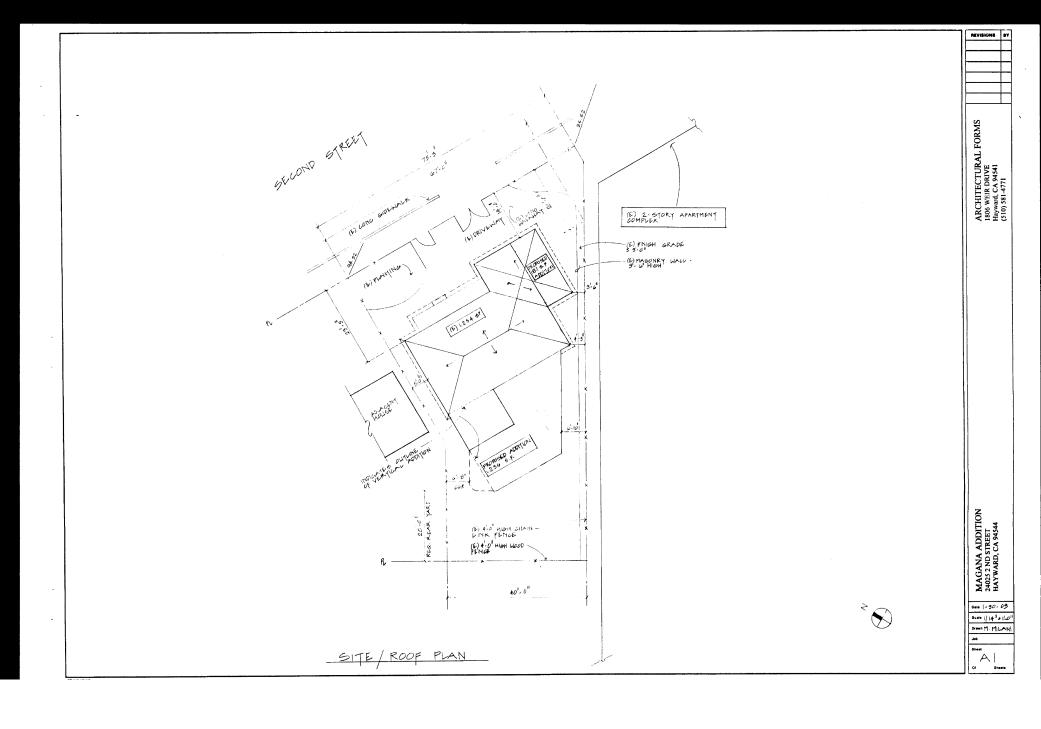
<u>VARIANCE NO. PL-2003-0462 – Marlene Milani (Applicant)</u>/ <u>Julio and Rubi Magana (Owner)</u> — To allow a reduction of the front yard setback from 20'-0" to 14'- 0" and side yard setback from 6'-8" to 3'-6" to allow the expansion of the single car garage to a two car garage and to reduce to the second floor side yard setback from 6'-8" to 5'-0" to align with existing first floor.

The site is located at 24025 Second Street in the Single Family Residential (RS) District, (APN: 445-0020-026).

FINDINGS FOR DENIAL

- A. Administrative Use Permit PL 2003-0462, will have no significant impact on the environment, cumulative or otherwise, and the project reflects the City's independent judgment and is exempt from CEQA review under Section 15305, Class 5a, Minor Alterations in Land Use Limitations.
- B. There are special circumstances applicable to the property in that the lot is irregular in shape and on a sloping site. However, approval of the variance would create safety concerns. The driveway would not be of sufficient depth to accommodate additional cars without protruding into the public right-of-way and on-street parking is limited in the general vicinity of the property. Any additional cars, over the two cars parked in the garage, may have to be parked on the opposite side on the street, thereby requiring the crossing of Second Street, a busy arterial street, further contributing to an unsafe situation.
- C. Strict application of the Zoning Ordinance does not deprive such property of privileges enjoyed by other properties with similar circumstances in that no other variances have been approved for the reduction of front yard setbacks on properties in the vicinity.
- D. The variance would constitute a grant of a special privilege inconsistent with the limitations upon other properties with similar circumstances in the vicinity and zoning district in which the property is situated in that front yard setback variances have not be granted for other properties in the vicinity.

			CERTIFICATE OF COMPLIANCE: RESIDENTIAL (Page 3 of 3) CF-1R	REVISIONS
GENERAL NOTES	PROJECT SUMMARY		CERTIFICATE OF COMPLIANCE: RESIDENTIAL (RG 3 013) CF-IR	REVISIONS
 AIA DOCUMENT 201, GENERAL CONDITIONS FOR THE PERFORMANCE OF A CONTRACT, ARE HEREBY INCORPORATED INTO THESE DRAWINGS AND SHALL BE CONSIDERED A PART OF THE REQUIREMENTS OF THE 	BUILDING TYPE		COMPLIANCE STATEMENT	
COMPLETION OF WORK.	OCCUPANCY R3 ZONING CLASS RS	CERTIFICATE OF COMPLIANCE: RESIDENTIAL (Page 1 of 3) CF-1R		
BUILDING CODE, 2001 EDITION	LOT SIZE	MAGANA ADDITION	This certificate of compliance has no building features and performance specifications needed to comply with This 24, From 1 and 6 of the Cultivana Code of Registrons, and the administrators regulation to implement them. This extrinsic has been ingued by an animobal with owner of comparison compliance to a superiorising part of the compliance compliance using near TEVS (or Communion approved equivalent) requires mention states and conflictations and field workshoon by an approved HEMS reser.	
ALL WORK STALL CONFORM WITH TITLE IN, C. A. C. THE CONTRACTOR SHALL BE HELD TO HAVE EXAMINED THE BUILDING SITE AND TO HAVE COMPARED IT WITH	MARIMON DI COVERAGE (E) PRIMARY DWELLING	24025 - 2ND STREET	them. This certificate has been signed by the individual with overall design responsibility. The undersigned recognize that compliance using duct sealing and TXVs (or Commission approved equivalent) requires installer	11
TO HAVE SATISFIED HIMSELF AS TO THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED BEFORE		Marie Address Address Andress	testing and certification and field verification by an approved HERS rates.	11
2. CONTRACTOR TO PROVIDE ALL WORK AND MATERIALS IN ACCORDANCE WITH THE CALLPOWNS TATE. ALL WORK SHALL CHAPPING WHITH THE A.C. A.C. THE CONTRACTOR SHALL BE READ TO HAVE EXAMINED BY BE RELEASED THE ADD TO HAVE CAPACITY WHITH THE CONTRACTOR SHALL BE READ TO HAVE EXAMINED BY ALMANDED ALL THE CONTRACT DOCUMENTS AND TO HAVE SHATED HIMSELF AS OT THE CONDITIONS THE WAS WHICH THE WORK STORE BY REPORTED BY THE PROPERTY OF THE CAPACITY OF THE WAS ALL SUBSEQUENTLY BE ARRIVED AND BEING HE FOR THE MATERIAL TO THE CONTRACT, AND BY ALL HOUSE WHICH THE CONTRACT AND THE ALL SUBSEQUENTLY BE ARRIVED AND HE HAVE THE THE CONTRACT AND BY ALL THE TO ACCOUNT HIMSELF AND THE CONTRACT AND THE ALL THE TO ACCOUNT HIMSELF AND THE ALL THE TO ACCOUNT HIMSELF AND THE ALL THE TO ACCOUNT HIMSELF AND THE ALL THE ACCOUNT HE HAS ALL THE ACCOUNT HE ACCOUNT HE HAS ALL THE ACCOUNT HE HAS ALL THE ACCOUNT HE ACCOUNT HE ACCOUNT HE HAS ALL THE ACCOUNT HE ACC	1 ⁸ FLOOR 8.24 5.7 2° FLOOR 8.35 5.93 5 7 TOTAL ROOTRINT AREA 2,392.5 5.5	Documentation Author PRECEARLY TAKE Completion Proof (Pacings or Computer) Company Date Completion (Pacings or Computer)	Designer or Owner (per Susiness and Professions Code) Documentation Author	l——
WITH THE CONDITIONS OF THE WORK. 5. GENERALLY, THE DRAWINGS ARE DIAGRAMMATIC, UNLESS SPECIFICALLY DETAILED AND INDICATE ONLY.	TOTAL FOOTPRINT AREA	Compliance Method Philosopher Compliance) Compliance Service Compliance Compliance Service	ALLE CALCE MAIL AND MARKET MILE AND	11 1
GENERAL ARRANGEMENT. THE SPECIFICATIONS ARE DESCRIPTIVE AND INDICATE ONLY GENERAL BEOLIBEMENTS	CLIMATE ZONE 3	GENERAL INFORMATION	THE ARCHITECTURAL FORMS THAT WAS A SCHOOL OF THE ARMS	
LEMBERS OF MATERIAL AND BEST LETTER AT JOIN AND LESS RETITIVE ON THORACT CHARGES IN THE PROPERTY OF THE DRAWNINGS AND SPECIFICATIONS IN THE PROPERTY OF THE DRAWNINGS AND SPECIFICATIONS IN THE CONTRACT THE ORDER OF THE ORDER ORDER OF THE OR	ENERGY COMPLIANCE		MINISTER DR MAN 1800 NEIR DR	
AND MATERIALS WILL BE GOVERNED BY ACTUAL CONDITIONS AT THE PLACE OF THE WORK. THE CONTRACT OF AND SPECIFICATIONS REPRESENT THE BUILDING TRICTIONS TO SECURISE	NOTES 1. SEE ENERGY CALCULATIONS FOR BUILDING		HAYHARD CA 94541 HAYHARD CA	E
SHOWN, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND	ENVELOPE COMPLIANCE. 2. GAS PIRED EQUIPMENT SHALL BE CERTIFIED BY	Conditioned State Foot Area Studing Type: Stage Foundy (check nee or more) Multi-Fundly Brising-Pine-Addition	Tales 510 581 477/ Tales 510 - 581 - 4771	11 22
FECHNIQUES, SEQUENCES AND PROCEDURES.	ENVELOR COMPILANCE. C. GAS PRED COUNTRIES SHALL BE CERTIFIED BY THE CALIFORNIA ENEXO' COMMISSION (C.E.C.) AR SUMPY AND PET INS DOUTONES LOCATED IN INCOMITIONED SPACES, ATTICS AND CRAWL SPACES SHALL BE INSULATED WITH 1-12?	Proce Orientation: North / South / South / West / All Orientations	m Falliclari 4.7-03 MEM Claric 4-7-03	ARCHITECTURAL FORMS 1806 WEIR DRIVE Hayward, CA 94541 6410, 851, 4771
WORK, DETAILS AND FRAMING SHALL BE THE SAME AS FOR SIMILAR WORK.	IN UNCONDITIONED SPACES, ATTICS AND CRAWI.	Number of Section 2. Number of Dredding Unio:	M. FaMiloni 4-7-03 /1/ 16/14 clane 4-7-03	11.5
8 CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXISTS IN LOCATIONS OF ANY AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, LIGHTING AND PLUMBING EQUIPMENT (TO INCLUDE ALL PIPING, DUCTWORK AND	GLASS FIBER 3/4 LB. DENSITY.	Number of Dividing Union: Blade Listed Propriates on or busy		ll ₹
CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT AREPROVIDED.		RADIANT BARRIER (mentions in climate manu 2.4. b.i.) Required for this submittedyes	Enforcement Agency	K ₽ ₹
 CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER HIS JURISDICTION. 	COMPUTATION OF FENESTRATION:	BUILDING ENVELOPE INSULATION	N-m	F5¥_
10. ALL STANDARD CONSTRUCTION SHALL CONFORM TO THE STANDARD DETAILS FOR TENANT IMPROVEMENTS BY CREAT AS BY ON HOLD BY STREET BY SPECIFIC DETAILS HEREIN	CONDITIONED FLOOR AREA ADDED: 1,088 SQ FT	Companier Proper Type Carrier Banding Tonis B. Assembly Lossian Community of the Community	Tide	11 25 5 5
ARRIGOTION. ALL TOWARDAD CONTEXCTION BOALL CONDOM TO THE STANDARD DETAILS FOR TENANT IMPROVIMENTS ALL TOWARDS CONTEXCTION BOALL CONDOM TO THE STANDARD DETAILS FOR TENANT IMPROVIMENTS PROVIDE STRINGE IMACRIAN IN ALL PARTITION AS REQUIRED BY THE CALIFORNA STATE BULDING CODE. ALL WITHIN IMPRINCASION SURFRIEST ACL RED DIRECTORS, BO NOT KALLE BOARDWISE. NOTIFY ALL DIMERSON, AND TRANSCORE DETAILS ACL RED THE STANDARD TO THE STANDARD STANDARD THE STANDARD TH	EXISTING FENESTRATION REMOVED: 79 SQ FT	pl = maps R-Value R-Value Value (antis, gauge, typical, doc.)	Approx.	
ARCHITECTURAL FORMS IMMEDIATELY OF ANY DISCREPANCIES		WI HD KGO - SO ADDITION	Telephone	도달달등
DIMENSIONING IS TO PHILID PACE AT EXISTING CONDITION, DALESS OF REMAINS INTO A PACE AT EXISTING CONDITION, DALESS OF REMAINS AND SHALL NOT BE	MAX. PRESCRIPTIVE AREA OF FENESTRATION: (20% OF CFA + EXISTING FENESTRATION REMOVED)			D & E &
A CONTRACTOR CHAIL CECLING ALL RECORDED BUILDING DEDUCTS DEFORE PROVIDED IN WITH A SECUTED WORK	(20% X 1,088) + 79= 297 SQ FT	New MID R22 c 22 CRAME SPACE	(pageators / strong)	# # # # E
CONTRACTOR SHALL OBTAIN AND PAY FOR NECESSARY PERMITS, BEALS, INSPECTIONS, CERTIFICATES, TESTING AND FEES.	NEW FENESTRATION- 204.5 SQ FT < 297 SQ FT	The property settlems. That I. Vales and Assembly Liebness on any property for a word former and they make a water I. vales	MANDATORY MEASURES CHECKLIST: RESIDENTIAL (Page 1 of 2) MF-1R	11
CONTRACTOR SHALL COTTAIN AND PAY FOR INCESSARY PREMITY, BALLS, INSPECTIONS, CRETINGATES, TISTING AND PASS TO PREMISE SHALL SHA		Milles attenues de les Presides Polices		11
WITH THE SAFETY PROVISIONS OF THE LATEST MANUAL OF ACCIDENT PREVENTION PUBLISHED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA.	BUILDING ENVELOPE	TENESTRATION	Make: Lowers encolerate brackings onlying to a fractions may conside these seasons regarded or the complaines operands seasons. Instead of the control with a season (i.e., may be regarded by these transparts engineers requirement using in the Controllers of Complaines. When this checklife is interceptured and the promote development, the firetures material fall be considered by all parties as materiary recognized, preferences percentaged and the distinctions of the controllers whether may not about exclusively in the discontinguish.	11
16. CUTTING, PATCHING, DISASSEMBLY, REMOVAL, GENERAL PREPARATIONS, AND OTHER RELATED WORK BEQUIRED BY THE VARIOUS SECTIONS FOR THEIR RESPECTIVE WORK SHALL BE COMPLETED BY THE	CEILING: R-30 BATT INSULATION WALLS: R-13 BATT INSULATION	Pensamenta Orien Aspa Pensamenta Pensamenta Estariar Overhame	e is the market may	11
CONTRACTOR. THE VARIOUS SECTIONS SHALL INCLUDE NECESSARY PREPARATIONS AND OTHER RELATED	GLAZING: MAX, U VALUE 0.55 OR BETTET USE THERMOPANE GLAZING ON VINYL FRAMES.		Instructions: Check or mittal applicable boxes when completed or every NA if not applicable.	11
REMODELED, PATCH WITH MATERIALS TO MATCH IN KIND, QUALITY AND PERFORMANCE. 17. CUTTING SHALL NOT IMPAIR STRUCTURAL INTEGRITY. CONTRACTOR SHALL BE RESPONSIBLE FOR AND	SCOPE OF WORK	ms E 02.25 56 NR 610 N/A	DESCRIPTION MAGANA ADDITION DESIGNER ENFORCEMENT	H
PARTICULARLY SUPERVISE WORK WHICH MAY APPECT THE STRUCTURAL INTEGRITY OF THE BUILDING, BOTH	THE WORK CONSISTS OF: I. NEW 164 S.F. HORIZONTAL ADDITION TO EXISTING GARAGE (AT FRONT	1 5 15.76 .55 HE 670 H/m		11
PIEMANISM AND TEMPORARY LIST COVERS AS EQUIRED TO CONT AIN DIST AND DEBBIS WITHIN ICOMPRICTOR HALL PROVIDED LIST COVERS. AS EQUIRED TO CONT AIN DIST AND DEBBIS WITHIN ICOMPRICTION AND AND AND AND AND AND AND AND AND AN		Die 1	* 11901: Alternat 3-11 mility manders.	П
CONSTRUCTION AREA. BROOM-CLEAN AREA. KEEP DIRT AND DUST TO A MINIMUM. 19. CONSTRUCTION WASTE AND DEBRIS SHALL BE REGULARLY REMOVED FROM THE VARIOUS WORK AREAS AND	2. NEW 569 S.F. HORIZONTAL ADDITION TO REAR OF EXISTING HOME 1. NEW 519 S.F. VERTICAL ADDITION TO REAR OF EXISTING HOME	No. 10 58.6 166 NR 510 N/A	\$15000 Loss til brakelen mandaturer's inhelet & Value.	11
	7. ALT STATE TENTION TO BEAR OF EASTINGTONIE	Strict S NR -	* \$120cg: Harmonia B-12 was manasa in want famat with or operation U-Paster in most famou with [See and analy in recover most reals.]	11
20. PROVIDE PROPER BLOCKING AND BACKING AS REQUIRED. ALL BLOCKING AND BACKING SHALL BE PROPERLY FIRE TREATED AS REQUIRED.			* HERRY Minimum R. () must been manner in brand from R. 2.2.	11
		January 6, 2001	(1967): This stage consumes - separ absorption can so gramm than 0.3%, water suppor transmission cates are prepared than 1.5 persy leafs. (11) Includes a specified or summing means consistent quality numbered, business types and flows.	11
 DEWILTEON SHALL DICTURE COMPLETE BEMOVAL OF FAINTING CONSTRUCTION AS DESIGNATED ON DRAWNING. PATCH ALL EXISTEND REMAINING WAILS CERLINGS FET, AS DEDOS FET, AS DEDOS THROUGHOUT TOTAL JOB, WHETHER ADDIACENT WORK OCCURS OR NOT, TO RESULT IN SMOOTH UNIFORM PINSHES. STIB BOFF AND REMOTHER ALL HUMBRION, MERCHANCICL AND ELECTRICAL TIEMS AS REDEDED TO COMPLETE 				11
TOTAL KOB, WHETHER ADJACENT WORK OCCURS OR NOT, TO RESULT IN SMOXITH UNIFORM FINISHES. 22. STUB OFF AND RE-ROUTE ALL PLUMBING, MECHANICAL AND ELECTRICAL ITEMS AS NEEDED TO COMPLETE			1. Door and renders between resultanced and thresholded spaces designed to black all buildings.	11
WORK. 1. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PROVIDE ALL INCESSARY HOOK-UPS FOR ALL SQUIMENT, WHETHER MORCATED ON DRAWNIG OR NOT ANY THE STATE AND ANY THE ANY THE STATE AND ANY THE ANY THE ANY THE STATE AND ANY THE AND ANY THE ANY			2. Passatrolou produm (salaya field Afernand) have wise well availed U-Passes, continue faster bless. (Sala Caulifolium (SHOC), and authorizes continues.	11
EQUIPMENT, WHETHER INDICATED ON DRAWING OR NOT.	DRAWING INDEX		Enterior feet and visitors weatherstypes, of Joins and potentians analysis and position. [1903]: Vapor leaders managemy in Climan Zimon 14 and 18 only.	11
25. THESE CONTRACT DOCUMENTS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF	Ti TITLE SHEET AND GENERAL NOTES	4.4	\$1507: Second indicators became months to comply with \$ 151 mans Companion months reported.	11
MARLENE ELIZABETH MILANT WHETHER THE PROJECT IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY THE OWNER FOR OTHER PROJECTS OR EXTENSIONS TO THE PROJECT, NOR ARE THEY TO BE MODIFIED IN ANY	A1 SITE PLAN ROOF PLAN	CERTIFICATE OF COMPLIANCE: RESIDENTIAL (Page 2 of 3) CF-1R	\$150(c) Institution of Prophers, December On Applicates and On Lags.	H
MANNER WHATEVER EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO MARLENE ELIZABETH MILANI		MAGANA ADDITION	Manage and Samey-book Simpleon laws: Committee main! or place four	II .
	A2 I ST FLOOR PLAN-EXISTING AND DEMOLITION PLAN	Project Tide Dem	1. Commits are insults with damper and remind	Į l
ABBREVIATIONS MIN MINIMUM	A3 I ST FLOOR PLAN-EXISTING AND ADDITION FOR CTRICAL POWER/SIGNAL/ HEATING/CLIGHTING	HYAC SYSTEMS	s. Pau danper and veniral 2. No consistence learning per plat light adlarmet.	11
ABBREVIATIONS	AND TELECOMMUNICATION PLAN		1. No common and its fact and a	11
	A4 2 ND FLOOR PLAN - ADDITION	Distribution Heating Equipmoses Minament Type and Dack or Heat Parting Type theses, here Efficiency Location Paying Thermoses Configuration	Space Conditioning, Water Heating and Plambing System Mempures:	11
ALUM ALUMINUM NTS NOT TO SCALE ANDD ANODIZED Q.C. ON CENTER	A 2 NO FLOOR PLAN - ADDITION ELECTRICAL POWERSIGNAL/ HEATING CLIGHTING AND TELECOMMUNICATION PLAN	(N) FURNACE 90% DUCTS R4.2 SETBACK	\$110-\$112: HYAC epopulant, water beaute, sharestands and fluores acrosled by the Communica. YE 5 1100(1): Nameng andre coming leads materialed in accordance with ASSEAR, SMACHA or ACCA. YE 45	11
ALLM ALLMINIM NIS NIT OSCALE ANDO ANGOLIZI BEDD BHLDING PW OF TWO OF T	AS EXTERIOR ELEVATIONS		(1500): Nameny analys conting loods malcaled in secondarian with ASHEAR, SMACHA or ACCA.	11
BEW BETWEEN PNT PAINT (ED) CAB CABINETS PT POINT		Cooling Equipment Minerain Duct Heat Parmy Type (or mediumen. Efficiency Location Duct Thermorest Configuration	(1500): Pipe and took combined	H
CER CERAMIC REFR REFRIGERATOR	A6 EXTERIOR ELEVATION	Type (or mentioner. Efficiency Location Dust Thermosper Configuration (etc. etc.) R-Value Type (goin or passage)	1. I many per wear hunter raind with an Energy Faller line than 0.36 dealt be unbeduity unkepted with maintane having an articled thermal relations of \$-12 or proofs.	11
CL CENTERLINE REQ REQUIRED CLG CEILING SCHEDULE			1. Proc 5 for all page classes to water before that, non-recording systems, included (R-4 or groups) 2. Secure state for the control page of the control page of the control page of the control page (R-1).	11
CLOS CLEAR SHOWER		SEALED DUCTS and TXYs (or Alternative Measures)	Buck-up stack for evice system, multimed eturage teats, or other national for color major levels 2-12 minuted acquaints of 0-10 excellented statements in recommendation of 1-10 minuted statements in recommendation or system (and or system teath or major systems). 4. 43 beauting stack of 0-10 excellented in recommendation reviews of hard ventre systems.	11
C. CAMER LINE NO. BOOKERS CO. CAMER LINE NO. BOOKERS CO. CAMER LINE NO. CAMER LIN			1. Coding system paper laws 15° F mediant.	11
CORR CORRILOR		Senied Dutts (all cinese trees) Consider temps and environment KIREI meer field verifonjon repains)	6. Plyang markant berwen bestang source and makiner has wear may.	11
DN DOWN SPR SPRINKLER		TXVs or Commission approved equivalent, readily accessible (elemen mass 2 and 4-15 only) (mealer uning and envelopment and MME State or finit resilication required)	MANDATORY MEASURES CHECKLIST: RESIDENTIAL (Top) 1 of D MF-1R	11
Comparison Sin September		(Sensiar metrig and correlations and 1933 June or final condicions required)		11
DS DOWNSPOUT SIL SILEL (E) EXISTING SURF SURFACE			Note: Lawrete remainmed buildings prinject to the Sunderte coper companitions measures reportings of the compliance approach titled. [note marked with an exercise (*) may be expecteded by more arranged compliance experiences in lawret on the Careficien of	11
EA EACH TAG TONGUE AND GROOVE ETR EXISTING TO REMAIN THRES THRESHAID		Alternative to Staled Ducts and TXVe (see Package C or D Alternative Package Peacars for Project Climate Zone)	lates maximi seri an amenick (*) may to impermede by new manages complained registered masses in our Cardiston of Complaines. What the deficies an exceptioned on the parties decreases, for the parties observed by an impermediate of the parties decreases. The format manages complained performance periodications for the numbersy manages whether they are always contracts as the decreases or on the identification of the complained of the compla	11
EA EAST I IAG JUNGUE AND GROUVE ETR EXISTING TO REMAIN JUNES I BREISHARD L ELECLLIC TRIC (AL) JYP I YPR CA. EAXT LEXTRING UNIL SE OTHERWISE		Climan Zona Window SHGC Window U-Paster SEER Resing		11 _
FDN FOUNDATION NOTED		3 NR 0.55 12 AFLE 90%	Instructions: Check or initial applicable boxes when completed or enter N/A if not applicable.	
FIN 97NISH (ED) W WATS FL FLOOR W WITH FIG FOOTING W/O WITHOUT		•	DESCRIPTION MAGANA ADDITION DESIGNER ENFORCEMENT	11 🖯 🛂
		WATER HEATING SYSTEMS	Space Conditioning, Water Stanting and Planning System Measures: (continued)	DDITION STREET CA 94544
FXD FIXED WID Workid		Rased Tends Factor or Tank Water Henner Distribution Number Input 6.W Contacty Recovery Sanday Inputers	* 11500ata Dann and Pear	上上 日 田 う
HCW HOLLOW CORE WOOD WSP WEATHER-STRIP HDR HEADER WWF WELDED WIRE FABRIC		N STORAGE 665 STD. STREET STREET (miles) Efficiency Loss (%) R.V. (he	RECEIVI	単四 # 5
HORIZ HORIZONTAL			a conditions spice. Opening shall be said with more, up, somet mone, or after the closest spices and more appropriate reportment of UL (1), UL (1), A of UL (1) II Finance or upon man	I V S
INCAND INCANDESCENT		 For small par storage veter become (come impose of long time or equal to 73,000 Storbe), intention reasoname, and heat pump some humans, last Energy Prospe. For large gas storage veter become (road support of prosper time 75,000 Storbe), last Lands huper, Rassevery Efficiency and Storbely Leon. For militarization gas veter belongs, loss storage and theory efficiency and to the company of the compa	A CONTROL OF THE PROPERTY OF T	11 323
III REGORD INCADD INCADDSCINT INSUL INSULATE (D) (ING) ST POST MEET METHALICAL MILLE MALLDING			DEC 0 8 200	MAGANA 24025 2 ND S HAYWARD,
MECH MECHANICAL MEDG MOULDING		SPECIAL FEATURES into some absent of posterior. Fackings C and D: TXVs or Commission approved	Linear its quantum term that death or information disapped. Overly reminding ground entring modificated space have nature manage or staffly assumphis. method: various feature.	₹85 ¥
		equivalent, Sealed Duces, Radiant Barrier (see annaliston requirement for meliant barrier in Section 8.13 of the 1999 Residential Manual). Fackings C: thermal mass (thems) mass type, covering, thickness, and description).	STATE Park and Spa Milmong Dynama and Exposures.	Z ¥ ₹
			PLANNING DIVIS	
	•		- CAMINITO DIVIG	Date 1-90-0
			b. At least 30" of pape increase filter and income for famous major layering. In Corney the number posts or combine space.	-
			1 Name to the state of the stat	Scale N To
1		January 5, 2001		
		January 5, 2001	\$1.12. Our fines comment formance, print housest, one housest or housestand comment operations to make the comment of the comm	Drawn M. MILA
		January 5, 2001	FITE On the court instance, yet home, specimen or beautiful maning approximate the true tensionals brains also like. Glerones: Non-investi maning appears you agin 118 Jingle	Job
			1.1. On the control course, for planes, on least on branch company generates are by security of the control course, and the control course of the course of	



SYMBOL DESCRIPTION

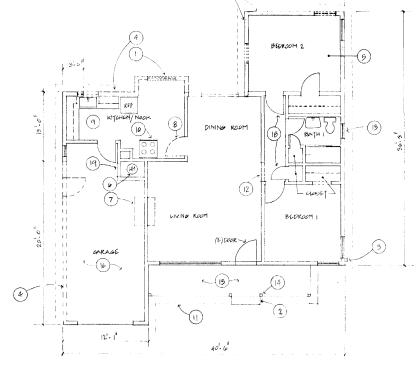
EXISTING INTERIOR PARTITION TO REMAIN

===== Existing Wall, Doors, WINDOWS ETC TO BE DEMOLISHED

DEMOLITION GENERAL NOTES (A2)

THESE NOTES ARE INTENDED TO DESCRIBE THE GENERAL EXTENT OF DEMOLITION AND TO HIGHLIGHT PRICEIN: STRUKTURE STRUKTURE OF THE PROJECT, AND THE OBJECT OF STRUKTURE OF THE PROJECT, AND THE OBJECT ON ONE ACTION AS REQUIRED FOR THE PROJECT, AND ACCOUNTESTURE SCOPE OF WARK.

STUB OFF AND RE-ROUTE ALL PLUMBING ITEMS AS NEEDED TO COMPLETE THE WORK.



(17)

14- 3"

(6) FLOOR PLAN- DEMOLITION PLAN



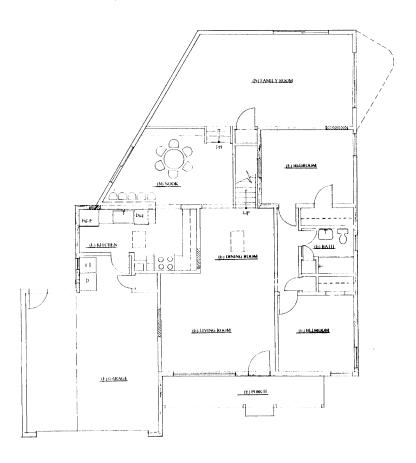
Date |- 30-03 Scue 1/41 = 1-01

MAGANA ADDITION 24025 2 ND STREET HAYWARD, CA 94544

ARCHITECTURAL FORMS 1806 WEIR DRIVE Hayward, CA 94541 (510) 581-4771

Drawn M. MILANI





181 FLOOR PLAN- EXISTING AND ADDITION

ALL WALL FRAMING IN DIRECT CONTACT WITH CONCRETE TO BE PRESSURE TREATED D.E.

SYMBOL DESCRIPTION

Made EXISTING PERIMETER WALL

EXISTING INTERIOR PARTITION WALL

NEW INTERIOR LOW PARTITION WALL or 34" HIGH (FIELD VERIFY) -2x4 STUDS or 10" O.C. W/ 5 8" GYPSUM-BOARD ON FACILISIDE. NEW PERIMETER WALL-26 STUDS $q\bar{q}$ 16" O.C. (KNN) W: 1-2" CDX. PLYWOOD, PROVIDE 3-LAYER, 7-8" DECK CEMENT PLASTER OVER STUCCO WREE, OVER 2-LAYERS OF GRADE-10" PAPER, R-13 INSLLEDING PROVIDES SET CAY PROBEDGRAD FOR THE MEASURE PROVIDES SET CAY PROBEDGRAD FOR THE MEASURE PROVIDED SET CAY PROVIDED S

NEW PERINETER WALL-246 STUDS & 16" OC. ARON W: 12" CDX PLYWOXO, PROVIDE BORIZNICA WOOD IN VILL SUBDIO ON NET LATHONY B.2-LAYES OF GRADE "12" PAPER, B.O. INSIG. BES. SILEN-PROVID, SE "CYCHAIR BORRO DOSA".

X_X_X_X NEW INTERIOR PARTITION 2 or STUDY by Te^{*} O.C. W. 545* GYPSUM BLACK SIDE. PROVIDE TYPE-WK**GYP BU AT WET AREAS.

ARCHITECTURAL FORMS 1806 WEIR DRIVE Hayward, CA 94541 (510) 581-4771

REVISIONS BY

MAGANA ADDITION 24025 2 ND STREET HAYWARD, CA 94544

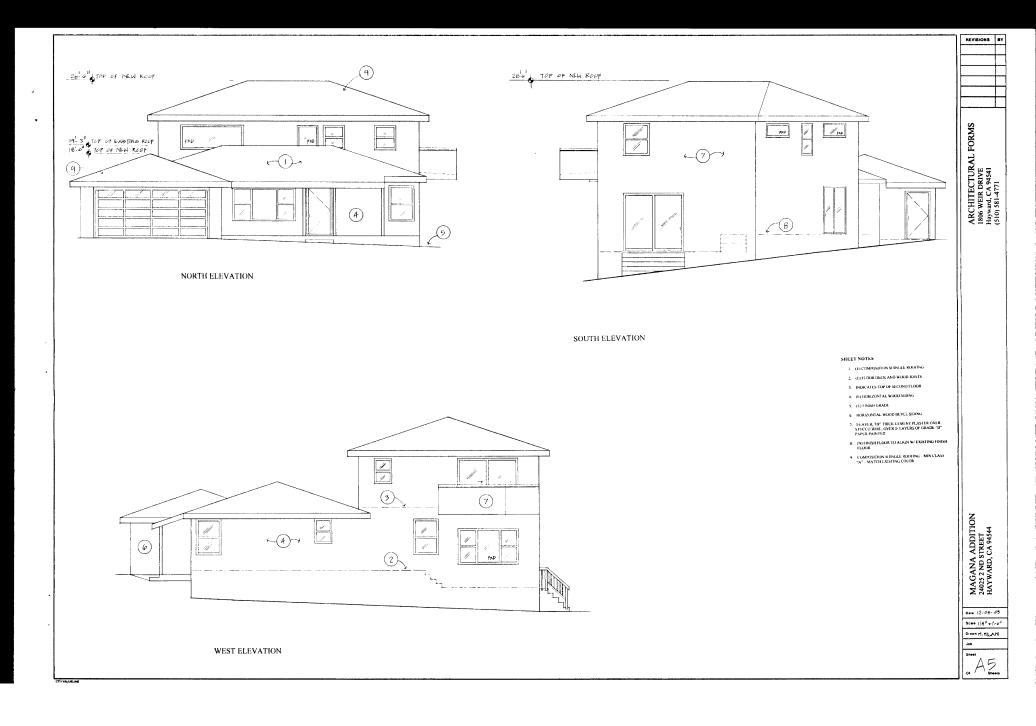
Date 12-05-03 Scale 1/4" = 1'-0"

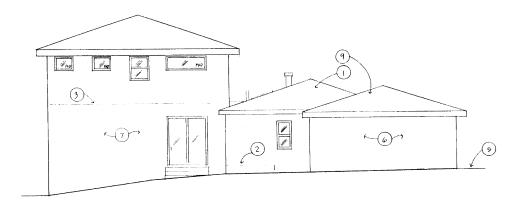
Drawn M . MILANI

REVISIONS BY WALL LEGEND (A4) SYMBOL DESCRIPTION NEW PERIMETER WALL-240 STUDS g_1 In "O.C. (RDN) w-1 : 2" CDX. PLYWOOD PROVIDE 3-LAYER, 7-8" THECK CPMENT PLASTER OVER STUCCO WIRE, OVER 2-LAYERS OF GRADE-TO: PAPER, R-13 INSIG. BTW STURE, PROVIDE 5-6" COY WAND BUJARD INSIGN. NEW PERIMETER WALL-256 STUDS @ 16" O.C. (I/ON) W 102" COX PLYWOOD PROVIDE HORIZON FAI WOOD REVELSIONG ON MITTACH FOVER 2-LAYERS OF GRADE "ID" PAPER, R-13 INSUL IF WISTURS PROVIDES SEC OPERA BOARD INSIDE. NEW INTERIOR PARTITION: 254 STUDS @ 16" O.C. W/ 518" GYPSUM BOARD EACH SIDE. PROVIDE TYPE: "WR" GYP IDEAT WET AREAS. ARCHITECTURAL FORMS 1806 WEIR DRIVE Hayward, CA 94541 (510) 581-4771 MINITERIOR LOW PARTITION WALL & 2012 INCHEEL OF REPYDALSTUDING BE OCCUDING SET CYPHIN BOARD ON ONE SIDE PROVIDE TYPE THE CYPHIO. AND TEMPLAKED GLASSE PANEL TO A CASE PANEL TO (N) MASTER BEDROOM BALCONY CLOSEL OPEN TO BELOW INIMASTER BAHI MAGANA ADDITION 24025 2 ND STREET HAYWARD, CA 94544 INDICATES OUTLINE OF BUILDING BELOW Scar 1 4 = 1-01 2ND FLOOR ADDITION

Date |2-05-05

Drawn M. MILANI





EAST ELEVATION

SHEET NOTES

- 1. (E) COMPOSITION SHINGLE ROOFING
- 2. (E) FLOOR DECK AND WOOD JOISTS
- 3. INDICATES TOP OF SECOND FLOOR
- 4. (E) HORIZONTAL WOOD SIDING
- 5. (E) FINISH GRADE
- 6. HORIZONTAL WOOD BEVEL SIDING
- 2. 3-LAYER, 7/8" THE'S CLMENT PLANTER OVER STRUCCO WIRE, OVER 2- LAYERS OF GRADE "D" PAPER-PAINTED
- 8. (N) FINISH FLOOR TO ALIGN W/ EXISTING FINISH FLOOR
- 9. COMPOSITION SHINGLE ROOFING MIN CLASS
 "A" MATCH EXISTING COLOR

ARCHITECTURAL FORMS 1806 WEIR DRIVE Hayward, CA 94541 (510) 581-4771

REVISIONS BY

MAGANA ADDITION 24025 2 ND STREET HAYWARD, CA 94544

Date |2-05-03

Drawn M. MILANI

